

**Solicitation Attachment #1
Rate Structure**

The following information regarding the Offeror's proposal shall be used by the Government for such purposes as determined by the Government. Offerors who are interested in submitting multiple blocks of space to the Government should submit additional copies of this attachment when such blocks of space are priced independently of each other.

For further information regarding this attachment, refer to solicitation paragraph 1.8 entitled "Price Structure." The Government shall analyze Offers in accordance with solicitation paragraph 1.10 entitled "Price Evaluation (Present Value)."

Amortization Schedule Based on \$15 / OSF (End of Month Payment)

	0%	1%	2%	3%	4%	5%	6%	7%	8%	9%	10%	11%	12%	13%	14%	15%
5 Years	3.00	3.08	3.15	3.23	3.31	3.40	3.48	3.56	3.65	3.74	3.82	3.91	4.00	4.10	4.19	4.28
10 Years	1.50	1.58	1.66	1.74	1.82	1.91	2.00	2.09	2.18	2.28	2.38	2.48	2.58	2.69	2.79	2.90

**Solicitation Attachment #1
Rate Structure**

Building: _____ **Term:** 5 years with 5-year renewal option **Space/Area:** _____

BOMA Office Usable Square Feet Offered:	All Offered Space	0K to < 25 K	25 K to < 50 K	50 K to < 100 K
<p>1. Base Rate:</p> <p>The INITIAL firm term base rate per BOMA Office Usable (BOU) square foot for the Warm-Lit Shell (excluding the cost of services and utilities in line item #2 below). The base rate shall be flat over the firm term.</p>	\$ _____	\$ _____	\$ _____	\$ _____
<p>2. The Base Year operating costs for services and utilities per BOU square foot. This equals line 27A of the GSA Form 1217 divided by the Total BOU square feet in the building.</p>	\$ _____	\$ _____	\$ _____	\$ _____
<p>3. Tenant Improvements:</p> <p>(a) The annual cost to amortize the Tenant Improvements allowance, such allowance being \$15.00 per BOU square foot for evaluation. Such amortization is to be compounded monthly over the INITIAL term of the lease.</p> <p>(b) The annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the Tenant Improvements up to \$15.00 per BOU square foot over the INITIAL term of the lease.</p> <p>(c) The annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the Tenant Improvements above \$15.00 per BOU square foot over the INITIAL term of the lease up to \$35.00 per BOU square foot.</p>	<p>\$ _____</p> <p>_____ %</p> <p>_____ %</p>	<p>\$ _____</p> <p>_____ %</p> <p>_____ %</p>	<p>\$ _____</p> <p>_____ %</p> <p>_____ %</p>	<p>\$ _____</p> <p>_____ %</p> <p>_____ %</p>
<p>4. The fully serviced lease rate per BOU square foot for:</p> <p>(a) The INITIAL term including a \$15.00 per BOU square foot Tenant Improvement allowance. This equals the sum of lines 1, 2, and 3(a) above.</p> <p>(b) The OPTION term, inclusive of original operating cost base and real estate tax base.</p>	<p>\$ _____</p> <p>\$ _____</p>	<p>\$ _____</p> <p>\$ _____</p>	<p>\$ _____</p> <p>\$ _____</p>	<p>\$ _____</p> <p>\$ _____</p>
<p>5. The number of months of free rent without any payment of base rent, operating expenses, or amortization of \$15.00 psf initial term Tenant Improvement allowance for:</p> <p>(a) The INITIAL term.</p> <p>(b) The OPTION term.</p>	<p>_____ mos.</p> <p>_____ mos.</p>	<p>_____ mos.</p> <p>_____ mos.</p>	<p>_____ mos.</p> <p>_____ mos.</p>	<p>_____ mos.</p> <p>_____ mos.</p>

**Solicitation Attachment #1
Rate Structure**

Building: _____

Term: 5 years with 5-year renewal option **Space/Area:** _____

BOMA Office Usable Square Feet Offered:	All Offered Space	0K to < 25 K	25 K to < 50 K	50 K to < 100 K
6. The lump sum cost per annum for:				
(a) Each <u>reserved</u> parking contract in the building's garage or surface parking lot.	\$ _____	\$ _____	\$ _____	\$ _____
(b) Each <u>non-reserved</u> parking contract in the building's garage or surface parking lot.	\$ _____	\$ _____	\$ _____	\$ _____
7. OFFERORS WITH EXISTING GOVERNMENT LEASES shall provide SUCCEEDING lease rates per BOU square foot:				
(a) The INITIAL term base rate for the existing Government space meeting the Warm-Lit Shell requirements of the SFO, with existing Tenant Improvements, inclusive of a \$15 psf tenant improvement allowance, plus Lessor providing new paint and carpet, and meeting all fire safety and handicapped accessibility requirements of this solicitation.	\$ _____	\$ _____	\$ _____	\$ _____
(b) The Base year operating costs (excluding Government owned equipment).	\$ _____	\$ _____	\$ _____	\$ _____
(c) The annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the Tenant Improvements up to \$15.00 per BOU square foot over the INITIAL term of the lease.	_____ %	_____ %	_____ %	_____ %
(d) The fully serviced SUCCEEDING lease rate for the INITIAL term. This equals the sum of line items (a) and (b) above.	\$ _____	\$ _____	\$ _____	\$ _____
(e) The fully serviced lease rate for the OPTION term including the initial real estate tax base and operating cost base from the firm term of the succeeding lease.	\$ _____	\$ _____	\$ _____	\$ _____
(f) The number of months of free rent being months without any payment of base rent or operating expenses for the INITIAL term.	_____ mos.	_____ mos.	_____ mos.	_____ mos.
(g) The number of months of free rent without any payment of base rent or operating expenses for the OPTION term.	_____ mos.	_____ mos.	_____ mos.	_____ mos.
OFFERORS WITH EXISTING GOVERNMENT LEASES shall offer LEASE EXTENSION rates:				
(h) A fully serviced rate for a ONE-YEAR EXTENSION of the present lease "as-is."	\$ _____	\$ _____	\$ _____	\$ _____
(i) A fully serviced rate for a TWO-YEAR EXTENSION of the present lease "as-is".	\$ _____	\$ _____	\$ _____	\$ _____

**Solicitation Attachment #1
Rate Structure**

Building: _____

Term: 10 years firm

Space/Area: _____

BOMA Office Usable Square Feet Offered:	All Offered Space	0K to < 25 K	25 K to < 50 K	50 K to < 100 K
1. Base Rate: (a) The INITIAL firm term base rate per BOMA Office Usable (BOU) square foot for the Warm-Lit Shell (excluding the cost of services and utilities in line item #2 below).	\$ _____	\$ _____	\$ _____	\$ _____
2. The BASE YEAR operating costs per BOU square foot. This equals line 27A of the GSA Form 1217 divided by the Total BOU square feet in the building.	\$ _____	\$ _____	\$ _____	\$ _____
3. Tenant Improvements: (a) The annual cost to amortize the Tenant Improvements allowance, such allowance being \$15.00 per BOU square foot for evaluation. Such amortization is to be compounded monthly over the term of the lease. (b) The annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the Tenant Improvements up to \$15.00 per BOU square foot over the term of the lease. (c) The annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the Tenant Improvements above \$15.00 per BOU square foot over the term of the lease up to \$35.00 per BOU square foot.	\$ _____ ____ % ____ %	\$ _____ ____ % ____ %	\$ _____ ____ % ____ %	\$ _____ ____ % ____ %
4. The fully serviced lease rate per BOU square foot for the term evaluated on a \$15.00 per BOU square foot Tenant Improvement allowance. This equals the sum of lines 1(a), 2, and 3(a) above.	\$ _____	\$ _____	\$ _____	\$ _____
5. The number of months of free rent being months without any payment of base rent, operating expenses, or a \$15.00 Tenant Improvement allowance.	_____ mos.	_____ mos.	_____ mos.	_____ mos.
6. The lump sum cost per annum for: (a) Each <u>reserved</u> parking contract in the building's garage or surface parking lot. (b) Each <u>non-reserved</u> parking contract in the building's garage or surface parking lot.	\$ _____ \$ _____	\$ _____ \$ _____	\$ _____ \$ _____	\$ _____ \$ _____

**Solicitation Attachment #1
Rate Structure**

Building: _____

Term: 10

Space/Area: _____

BOMA Office Usable Square Feet Offered:	All Offered Space	0K to < 25 K	25 K to < 50 K	50 K to < 100 K
7. OFFERORS WITH EXISTING GOVERNMENT LEASES shall provide SUCCEEDING lease rates per BOU square foot:				
(a) The base rate for the existing Government space meeting the Warm-Lit Shell requirements of the SFO, with existing Tenant Improvements, inclusive of a \$15 psf tenant improvement allowance, plus Lessor providing new paint and carpet, and meeting all fire safety and handicapped minimum requirements of this solicitation.	\$ _____	\$ _____	\$ _____	\$ _____
(b) The Base Year operating costs for services and utilities (excluding Government owned equipment).	\$ _____	\$ _____	\$ _____	\$ _____
(c) The annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the Tenant Improvements up to \$15.00 per BOU square foot over the term of the lease.	_____ %	_____ %	_____ %	_____ %
(d) The fully serviced SUCCEEDING lease rate for the term. This equals the sum of line items (a), (b) and (c) directly above.	\$ _____	\$ _____	\$ _____	\$ _____
(e) The number of months of free rent being months without any payment of base rent or operating expenses for the INITIAL term.	_____ mos.	_____ mos.	_____ mos.	_____ mos.
(f) A fully serviced rate for a ONE-YEAR EXTENSION of the present lease "as-is."	\$ _____	\$ _____	\$ _____	\$ _____
A fully serviced rate for a TWO-YEAR EXTENSION of the present lease "as-is"	\$ _____	\$ _____	\$ _____	\$ _____

**Solicitation Attachment #1
Rate Structure**

Building: _____

Term: 10/5/5

Space/Area: _____

BOMA Office Usable Square Feet Offered:	100 K +			
1. Base rate: (a) The INITIAL firm term base rate per BOMA Office Usable (BOU) square foot for the Warm-Lit Shell (excluding the cost of services and utilities in line item #2 below).	\$ _____			
2. The Base Year operating costs for services and utilities per BOU square foot. This equals line 27A of the GSA Form 1217 divided by the Total BOU square feet in the building.	\$ _____			
3. Tenant Improvements: (a) The annual cost to amortize the Tenant Improvements allowance, such allowance being \$15.00 per BOU square foot for evaluation. Such amortization is to be compounded monthly over the INITIAL term of the lease. (b) The annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the Tenant Improvements up to \$15.00 per BOU square foot over the INITIAL term of the lease. (c) The annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the Tenant Improvements above \$15.00 per BOU square foot over the INITIAL term of the lease up to \$35.00 per BOU square foot.	\$ _____ _____ % _____ %			
4. The fully serviced lease rate per BOU square foot: (a) The INITIAL term evaluated on a \$15.00 per BOU square foot Tenant Improvement allowance. This equals the sum of lines 1(a), 2, and 3(a) above. (b) The FIRST OPTION term, inclusive of original operating cost base and real estate tax base. (c) The SECOND OPTION term, inclusive of original operating cost base and real estate tax base.	\$ _____ \$ _____ \$ _____			
5. The number of months of free rent without any payment of base rent, operating expenses, or a \$15.00 Tenant Improvement allowance for: (a) The INITIAL term. (b) The FIRST OPTION term. (c) The SECOND OPTION term.	_____ mos. _____ mos. _____ mos.			

**Solicitation Attachment #1
Rate Structure**

Building: _____

Term: 10/5/5

Space/Area: _____

BOMA Office Usable Square Feet Offered:	100 K +			
<p>6. The lump sum cost per annum during the initial term for:</p> <p>(a) Each <u>reserved</u> parking contract in the building's garage or surface parking lot. \$ _____</p> <p>(b) Each <u>non-reserved</u> parking contract in the building's garage or surface parking lot. \$ _____</p> <p>The lump sum cost per annum during the option terms for:</p> <p>(c) Each <u>reserved</u> parking contract in the building's garage or surface parking lot. \$ _____</p> <p>(d) Each <u>non-reserved</u> parking contract in the building's garage or surface parking lot. \$ _____</p>				
<p>7. OFFERORS WITH EXISTING GOVERNMENT LEASES shall provide SUCCEEDING lease rates per BOU square foot:</p> <p>(a) The INITIAL firm term base rate for the existing Government space meeting the Warm-Lit Shell requirements of the SFO, with existing Tenant Improvements, inclusive of a \$15 psf tenant improvement allowance, plus Lessor providing new paint and carpet, and meeting fire safety and handicapped accessibility requirements of this solicitation. \$ _____</p> <p>(b) The Base Year operating cost for services and utilities (excluding Gov't owned equipment). \$ _____</p> <p>(c) The annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the Tenant Improvements up to \$15.00 per BOU square foot over the INITIAL term of the lease. _____%</p> <p>(d) The fully serviced SUCCEEDING lease rate for the INITIAL term. This equals the sum of line items (a) and (b) directly above. \$ _____</p> <p>(d) The fully serviced lease rate for the FIRST OPTION term inclusive of original operating cost base and real estate tax base. \$ _____</p> <p>(e) The fully serviced lease rate for the SECOND OPTION term inclusive of original operating cost base and real estate tax base. \$ _____</p> <p>(e) The number of months of free rent without any payment of base rent or operating expenses for the INITIAL term. _____ mos.</p> <p>(f) The number of months of free rent being months without any payment of base rent or operating expenses for the FIRST OPTION term. _____ mos.</p> <p>(g) The number of months of free rent without any payment of base rent or operating expenses for the SECOND OPTION term. _____ mos.</p>				